

**DRAFT DETAILS**  
**THE FIRS, HEATH ROAD, HESSETT**  
**BURY ST. EDMUNDS**  
**IP30 9BJ**

OPEN HOUSE (C & T) present: A spacious, established non-estate detached bungalow, with scope to extend (stp), on edge of popular E village, Hall, Lounge/Dining Room, Kitchen/Breakfast, Lean-to Conservatory, 3 Double Bedrooms, Bathroom, Separate Wc, Garage & Generous Parking, Large SW-Facing Garden, **NO CHAIN, VIEW ASAP.**



2157

**Price Guide £369,000**

**\*\* NO STAMP-DUTY \*\***

SPACIOUS HALL, GOOD SIZE LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM, LEAN-TO CONSERVATORY, 3 DOUBLE BEDROOMS, BATHROOM, SEPARATE WC, FRONT & LARGE SOUTH WESTERLY-FACING REAR GARDENS, GARAGE/WORKSHOP & GENEROUS PARKING, OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, SOLAR PHOTOVOLTAIC PANELS, NON-ESTATE POSITION, ON EDGE OF POPULAR VILLAGE, SCOPE TO EXTEND (STP), NO CHAIN, EARLY VIEWING ADVISED.

**VIEWING:** Strictly by appointment with Coakley & Theaker.

**BURY ST. EDMUNDS**  
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**DIRECTIONS :** From Bury St Edmunds proceed along the A14 towards Stowmarket. Turn off signposted to Thurston and Beyton, turn right at the bottom of the slip road into Beyton and proceed to the junction. Turn right and continue along, turning left toward Hesselsett. Proceed through the village and turn right into Heath Road. Continue along and the property is located towards the end on the left.

**SPACIOUS L-SHAPED HALL :** Approached via a recessed UPVC part glazed front door with glazed side panels. A generous reception area, built-in airing cupboard housing lagged hot water tank, loft access, telephone point, radiator.

**LOUNGE/DINING ROOM : 7.70m (25'3") x 3.38m (11'1") red to 2.87m (9'5")**  
Fireplace (currently boarded up) with tiled hearth, TV point, telephone point, two radiators, UPVC window to front, two UPVC windows to side, UPVC sliding patio door to rear garden.

**KITCHEN/BREAKFAST ROOM : 4.09m (13'5") x 3.00m (9'10")** Range of base and wall mounted units, work surfaces, tiled splashbacks, double drainer stainless steel sink unit with mixer tap, electric cooker point with cooker hood over, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, breakfast bar, Worcester oil boiler, radiator, UPVC window to rear, UPVC glazed door to:

**LEAN-TO CONSERVATORY : 4.62m (15'2") x 2.62m (8'7")** TV aerial, UPVC windows to both sides and rear, UPVC part glazed door to side and rear garden.

**BEDROOM 1 : 4.01m (13'2") x 3.66m (12'0")** Two built-in double wardrobes, radiator, UPVC windows to front and side.

**BEDROOM 2 : 3.33m (10'11") x 3.28m (10'9") + door recess** Built-in double wardrobe, radiator, UPVC window to rear.

**BEDROOM 3 : 3.00m (9'10") x 2.69m (8'10")** Radiator, UPVC window to front.

**BATHROOM : 2.11m (6'11") x 1.65m (5'5")** Suite comprising enamel bath with shower over, pedestal wash basin, tiled splashbacks, shaver light, radiator, frosted internal window to rear.

**SEPARATE WC :** Wc, frosted internal window to rear.

**OUTSIDE :** To the front of the property the garden is enclosed by fencing and trees, being laid mainly to lawn with borders and a block paved pathway to the front door. A block paved driveway provides vehicular standing for at least four cars, and leads to a **GARAGE/WORKSHOP 6.07m (19'11") x 3.48m (11'5")**, with up and over style door, power and light connected, fuse box and personal door to the side. A Gate gives access to a covered area to the side of the Garage, which could possibly be a Car-Port or integrated with the Garage to convert into a Double Garage, which leads through to the large rear garden. This enjoys a South-Westerly aspect and offers a good degree of privacy, being enclosed by fencing and hedging. It is laid principally to lawn with borders, herbaceous beds, paved patio area, enclosed fruit and vegetable cage area, **GREENHOUSE**, plastic oil tank and outside water tap.

**AGENT'S NOTE :** This property stands in a large plot and offers scope to modernise and extend, subject to the necessary planning permissions. Due to the scarcity of this type of property, we would recommend viewing at the earliest opportunity.



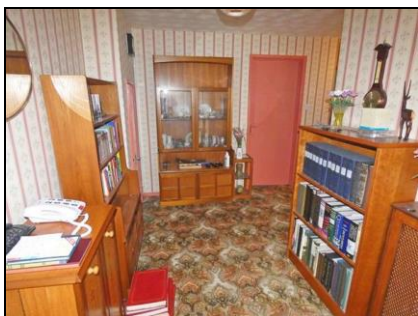
**BURY ST EDMUNDS & AREA :** Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.



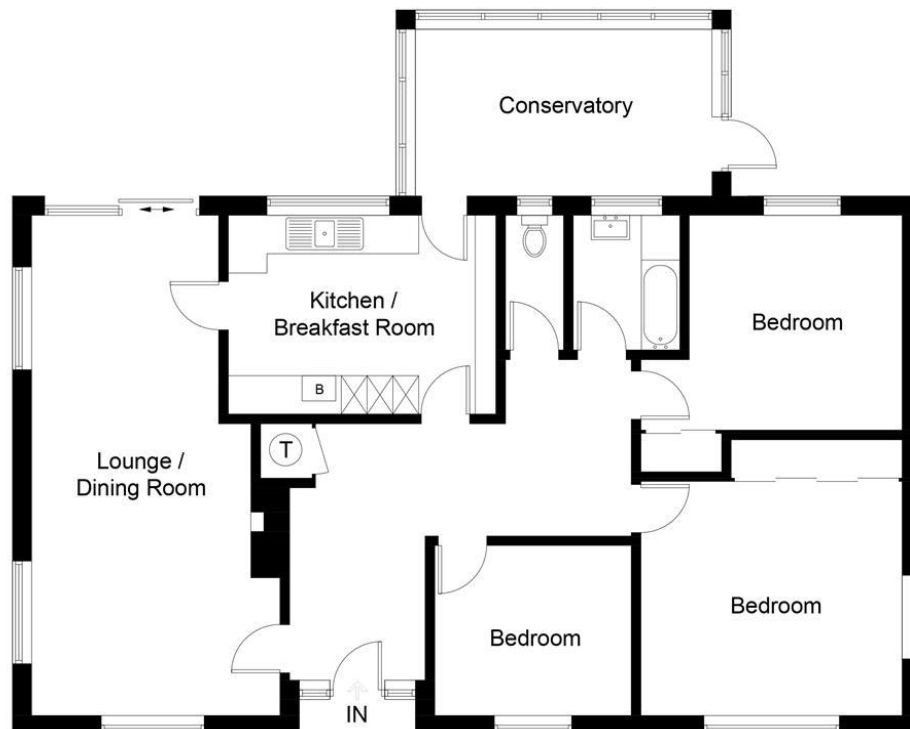






## The Firs, Hessest, IP30 9BJ

Approximate Gross Internal Area = 117.6 sq m / 1266 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



## Energy Performance Certificate



The Firs, Heath Road, Hesselst, BURY ST. EDMUNDS, IP30 9BJ

Dwelling type: Detached bungalow  
 Date of assessment: 19 September 2012  
 Date of certificate: 20 September 2012  
 Reference number: 9618-0009-7281-0312-4944  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 102 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

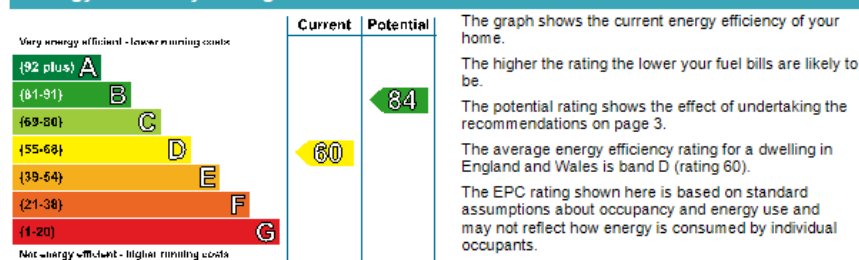
Estimated energy costs of dwelling for 3 years:	£ 2,958
Over 3 years you could save	£ 861

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 2,229 over 3 years	£ 1,647 over 3 years	
Hot Water	£ 558 over 3 years	£ 279 over 3 years	
<b>Totals</b>	<b>£ 2,958</b>	<b>£ 2,097</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 105
2 Floor insulation	£800 - £1,200	£ 399
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 60

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

**Consumer Protection from Unfair Trading Regulations 2008 (CPRs)** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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